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To: Zoning Board of Appeals

Walpole Board Members,

Thank you for taking the time to consider all of our concerns regarding the Cedar Edge complex. As we approach the end of the hearings, I am hoping to see a project that will benefit the town, the current South Walpole neighborhood, and our new neighbors at 55 Summer Street.

I appreciate the reports from various town departments echoing our concern about the density and traffic that this development will bring to our area. I feel a project this size will not benefit any of us - town departments, current residents or even new residents moving in. The density will cause serious safety concerns for everyone.

I would also like to reiterate my concern for the environment. I am grateful that the town is asking for the soil and water to be tested during the building process, I hope this will be a requirement for the entirety of the project. I know I speak for many residents when I say that we would like to see soil tested, as well as monitoring wells throughout the Omni property. Past environmental reports from the adjacent Bird Machine property show contamination sites that are very close to the property owned by Omni, and it is realistic to think that the development site may harbor many of the pollutants, which would be dangerous to current and future residents.

See Section 1.2 on page 11 of the Phase V Status & Remedial Monitoring Report – RTN 4-3024222 Former Bird Machine Company Site, from February 2014.

https://www.walpole-ma.gov/sites/g/files/vyhlif1381/f/file/file/bmc_rmr_1of4.pdf

This is an older report, but it shows specific contamination sites (Figure 2) that have been uncovered during various environmental evaluations. Although the specific timing of the contamination in each area is unclear, and levels have subsequently been deemed “safe” in this report, and in the more recent report published in 2020 - I would like to point out the close proximity of these specific sites of contamination to Omni property and future resident homes. I hope that this evidence will help to confirm that testing of Omni property throughout the building process, despite the fact that it is not located directly on the Bird Machine Company site, is necessary. Below is an image of Figure 2 of the 2014 report, followed by the image taken from Omni’s Cedar Crossing website, showing the proximity of the proposed buildings to the contaminated locations. Use Ruckaduck Pond in each image as reference of location.

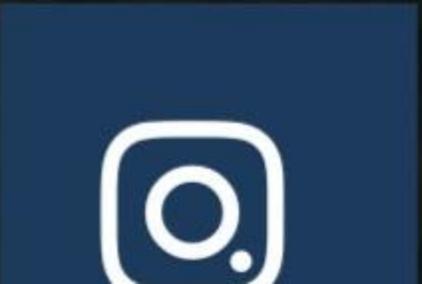


CEDAR SWAMP BROOK

Demolition Debris Area

Lead Release Area 3

Plans



Thank you again for your careful attention to all matters of concern,

Sharon McCarthy
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